15 Silverwater Road, **AUBURN**

INFORMATION MEMORANDUM

Prepared By Strathfield Partners Real Estate



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REAL ESTATE AGENTS



Executive Summary

Address	15 Silverwater Road, Auburn NSW 2144
Legal Description	LOT 3 in DP 188375
Type	Warehouse
Warehouse Size	568 m² Approx.
Land Zoning	E3: Productivity Support
FSR	1:1
LEP	Cumberland Local Environmental Plan 2021
Rental Income	Vacant Possession
Method of Sale	Private Treaty Price Guide $3,600,000 - $3,800,000
Inspect	By Appointment



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The Opportunity

15 Silverwater Road, Auburn

MUST BE SOLD! VACANT POSSESSION! PRIME 568M² WAREHOUSE ON SILVERWATER ROAD

Positioned strategically on the Eastern side of Silverwater Road, this expansive 568m² warehouse spanning over two levels offers unrivalled access to key transport routes, including Parramatta Road, James Ruse Drive, and the Western Motorway M4.

Key Features Include:

* Vacant Possession, ready to occupy!
* Spacious factory/warehouse area boasting a versatile open-plan layout
* Two-bedroom residential unit located conveniently on the upper level
* Dedicated staff room/office space tailored to operational needs
* Modern bathroom facilities designed for practicality and comfort
* Internal kitchen area for seamless day-to-day operations
* High clearance ceilings providing ample vertical storage capacity
* Ample onsite parking
* Zoned E3 classification allowing for diverse commercial applications

This prime location offers high exposure and easy accessibility, making it an ideal choice for businesses seeking a well-equipped, strategically positioned commercial warehouse in Auburn.

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Location

Auburn, located just 18 kilometers from Sydney’s CBD, is a well-connected suburb in Sydney's west with excellent transport options, including Auburn train station and the M4 Motorway. Its convenient location makes it a popular choice for residents and visitors alike. The Auburn Central shopping plaza serves as a bustling hub for groceries, specialty stores, and everyday essentials, while nearby Parramatta and Sydney Olympic Park offer additional retail and entertainment options.

Known for its rich multicultural identity, Auburn offers a dynamic blend of global cuisines, authentic eateries, and cultural experiences. With Turkish bakeries, Asian restaurants, and Middle Eastern grocers, the food scene is a major draw. The community vibe is further enriched by local festivals, cultural celebrations, and places of worship, fostering inclusivity and connection among its diverse residents.

Green spaces abound in Auburn, most notably the Auburn Botanic Gardens, renowned for their scenic landscapes, cherry blossoms, and wildlife. Families and outdoor enthusiasts can enjoy various parks, playgrounds, and recreational facilities, making the suburb ideal for an active lifestyle. Combining cultural richness, excellent amenities, and strong community ties, Auburn is a vibrant and welcoming suburb that has something for everyone.

Location features:

* 157m to Parramatta Road
* 520m to Auburn North Public School
* 880m to Auburn Girls High School
* 1.1km to Auburn Station
* 1.1km to Newington Public School
* 2.2km to Lidcombe Station
* 2.4km to Sydney Olympic Park

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Demographic

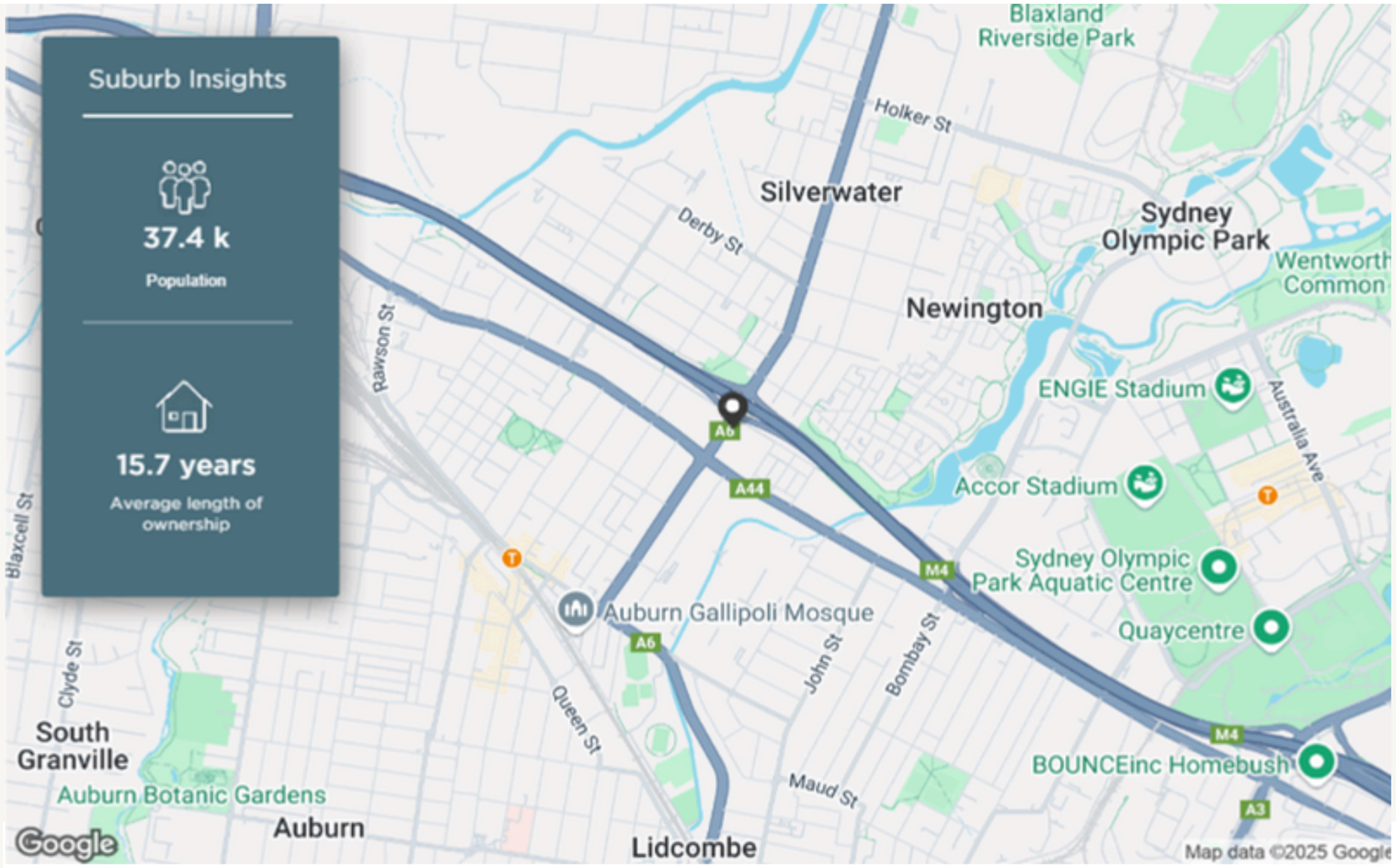
The size of Auburn is approximately 8.6 square kilometres. It has 38 parks covering nearly 11.7% of total area. The population of Auburn in 2011 was 33,122 people.

By 2016 the population was 37,372 showing a population growth of 12.8% in the area during that time. The predominant age group in Auburn is 20-29 years.

Households in Auburn are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Auburn work in a trades occupation.

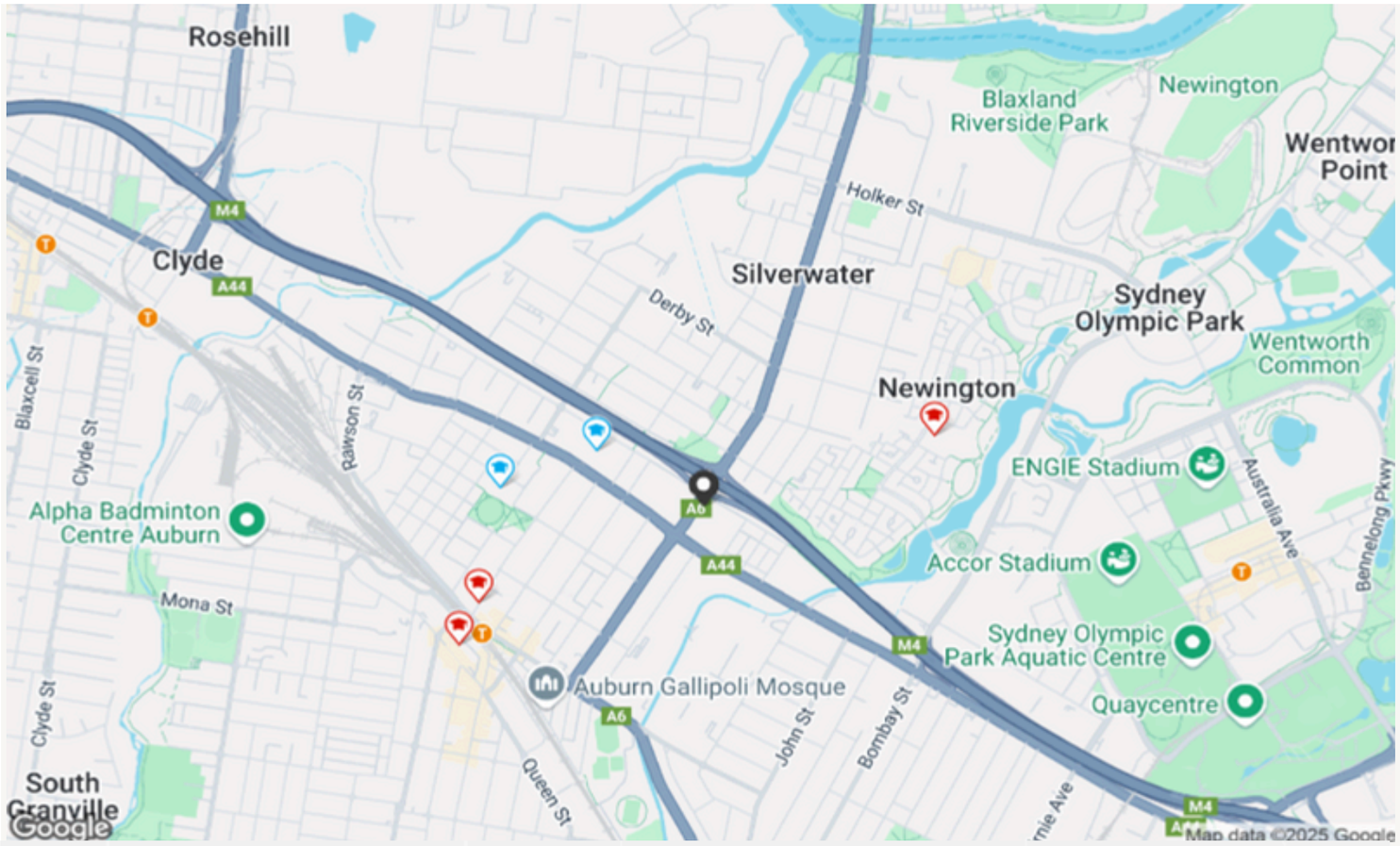
In 2011, 53.9% of the homes in Auburn were owner-occupied compared with 47.6% in 2016. Currently the median sales price of houses in the area is $1,397,500.

*All distances are approximate only



HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	28.1	Owns Outright	22.7	0-15.6K	6.2	0-9	14.1
Couples with Children	53.9	Purchaser	24.9	15.6-33.8K	13.9	10-19	11.2
Single Parents	15	Renting	46.7	33.8-52K	15.3	20-29	24.1
Other	2.9	Other	0.7	52-78K	16.9	30-39	17.8
		Not Stated	5.1	78-130K	21.1	40-49	10.7
				130-182K	8.5	50-59	10
				182K+	6.1	60-69	6.2
						70-79	3.6
						80-89	1.8
						90-99	0.5
						100+	0

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	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Auburn North Public School 153-159 Parramatta Road Auburn NSW 2144	0.52km	Primary	Mixed	Government	0-6
	Auburn Girls High School Hunter Street Auburn NSW 2144	0.88km	Secondary	-	Government	7-12
	Sydney Adventist School - Auburn 1-3 Macquarie Road Auburn NSW 2144	1.07km	Primary	Mixed	Non-Government	0-6
	Newington Public School 49A Newington Boulevard Newington NSW 2127	1.1km	Primary	Mixed	Government	0-6
	Alpha Omega Senior College, Queen Street Campus	1.24km	Secondary	Mixed	Non-Government	-

Property is within school catchment area Property is outside school catchment area

Local Schools

Auburn, NSW 2144, boasts a diverse range of schools that cater to the multicultural community. Public schools such as Auburn Public School, Auburn North Public School, and Auburn West Public School are praised for their inclusive approaches and commitment to academic excellence. These institutions emphasize core learning, cultural awareness, and extracurricular opportunities, ensuring a well-rounded education.

For private schooling, Trinity Catholic College offers faith-based learning and leadership programs, while Al-Faisal College combines strong academics with a focus on personal development, appealing to families seeking a values-oriented education.

Nearby suburbs like Lidcombe and Granville further expand the range of educational options for Auburn residents. Lidcombe Public School and Granville Boys High School provide supportive learning environments, while Regents Park Christian School stands out with its specialized programs, individualized learning plans, and extracurricular activities in sports and the arts.

With an array of public, private, and faith-based schools, Auburn and its surrounding areas offer families plenty of choices to meet their educational needs.

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15 Silverwater Road, Auburn

Vacant Posession

Potential Rental	$15,000 per month + GST + Outgoings
	OR
	$180,000 per annum + GST + Outgoings

15 Silverwater Road, Auburn

Outgoings

Water Rates	$650.00 p/q Approx.
Council Rates	$1,150.00 p/q Approx.
Gas	$111.00 p/q Approx.
Electricity	$740.00 p/q Approx.
Land Tax	$9,193.33 p/a Approx.

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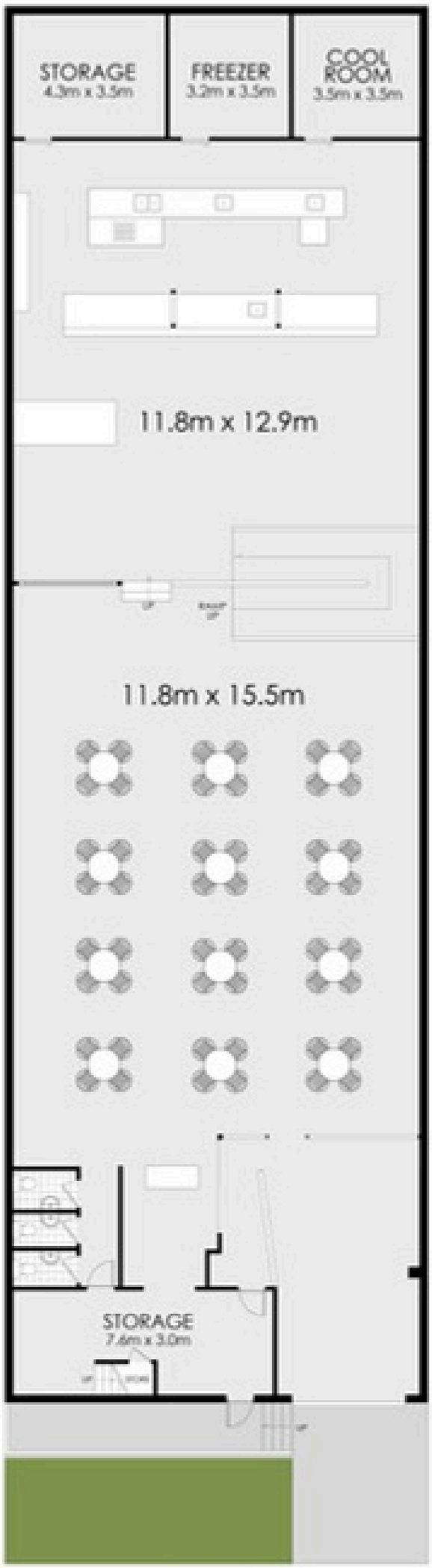








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LOWER LEVEL



UPPER LEVEL

INTENAL AREA: 568 m²
EXTENAL AREA:150 m²

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